Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	11 Towers Road, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$915,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2024	to	30/09/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	98 Anderson St LILYDALE 3140	\$1,048,000	19/11/2025
2	27 Rouke St LILYDALE 3140	\$950,000	01/08/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/12/2025 15:43



Date of sale







Property Type: House Land Size: 881 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending September 2025: \$915,000

Comparable Properties



98 Anderson St LILYDALE 3140 (REI)

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a 3

Price: \$1,048,000 Method: Private Sale Date: 19/11/2025 Property Type: House Land Size: 970 sqm approx **Agent Comments**



27 Rouke St LILYDALE 3140 (REI/VG)

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Agent Comments

Price: \$950,000 Method: Private Sale Date: 01/08/2025 Property Type: House Land Size: 965 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9735 3300





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